

PUBLIC HEARING NOTICE

POST BY: 05/22/98

REMOVE AFTER: 06/16/98

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rocklin will hold a public hearing at the **Rocklin Administration Building, 3970 Rocklin Road, Rocklin**, beginning at 7:30 p.m. on Tuesday, June 16, 1998 to consider the following:

**RE: THE HIGHLANDS UNIT NO. 5
AN-97-01, GPA-97-04, PDG-97-06, SD-97-04, SPU-97-33,
ELLIOTT HOMES**

PUBLIC HEARING

An application to approve the following entitlements;

Reorganization of the City of Rocklin incorporation boundaries consisting of an annexation of ± 9.2 acres to the City of Rocklin and a detachment of approximately ± 3.1 acres to the County of Placer:

A pre-General Plan Amendment to designate the ± 9.2 acre parcel to be annexed to the City of Rocklin from Placer County's designation of Agricultural 20 (AG 20) to Low Density Residential (LDR);

A Pre-Zone and General Development Plan to designate the ± 9.2 acre parcel to be annexed to the City of Rocklin from Placer County's designation of Farm 20 acre minimum to Planned Development-Residential (PD-R) with a General Development Plan designation of RD-2, 2 dwelling units per acre,

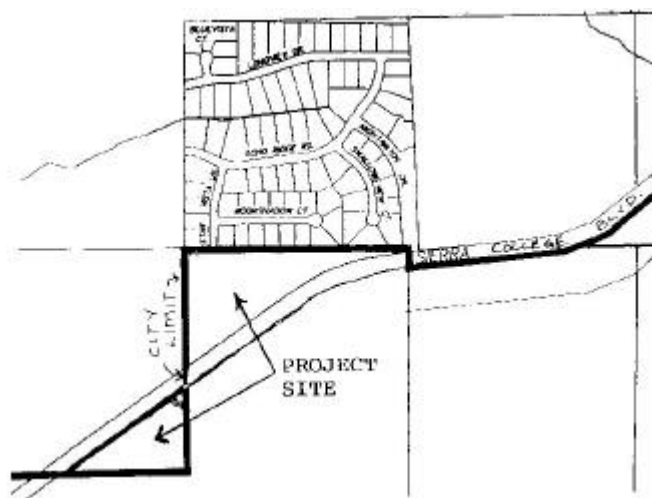
A Tentative Subdivision Map, and Specific Plan Use Permit to allow the creation and development of 17 single family lots on the ± 9.2 acres to be annexed.

The project is located on Sierra College Blvd., just south of the Sierra View subdivision. APN #046-020-019 and 046-020-021.

Staff is recommending a mitigated negative declaration of environmental impacts be proposed for this project per the provisions of the California Environmental Quality Act (CEQA).

The applicant is Russ Davis on behalf of Elliott Homes, the property owner.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 632-4020 for further information.



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**RE: STANFORD RANCH
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG-98-03
STANFORD RANCH I, L.L.C.**

PUBLIC HEARING

A proposal to amend the Stanford Ranch General Development Plan, Ordinance No. 560 as follows:

1. To revise the permitted and conditional uses for the Planned Development – Commercial; Planned Development - Business Professional; Planned Development – Business Professional/Commercial; and Planned Development – Light Industrial zones; and
2. To redesignate approximately 20.3± acres of Parcels 77 and 78 of the Stanford Ranch Master Plan from Planned Development – Commercial to Planned Development – Business Professional/Commercial. Parcels 77 and 78 are located southwesterly of Stanford Ranch Road and Sunset Boulevard, just north of the City limit line. (APN 016-010-020, 017-121-020, and 017-121-021)

The affected property is located within the Stanford Ranch Master Planned Development.

The properties are currently zoned Business-Professional/Commercial (BP/COMM), Business-Professional (BP), Light Industrial (LI), and Commercial (COMM).

The applicant Smith Amsberry Associates, Inc. The property owner is Stanford Ranch 1, LLC.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 632-4020 for further information.

